

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

February 15, 2005

**CALL TO PODIUM:**

Mark DePoe

**RESPONSIBLE STAFF:**

Mark DePoe,  
Long Range Planning Director

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing <b>"JOINT"</b>
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	9/29/2004
	10/06/2004
Hearing Date	12/06/2004
Record Held Open	
Policy Discussion	

**TITLE: MP-2-04**

**Master Plan Amendment, Incorporate the GE Technology Park Special Study Area into the 2003 Land Use Plan**

**SUPPORTING BACKGROUND:**

The purpose of this amendment is to incorporate the special study area (SSA) known as GE Technology Park (formerly known as the National Geographic Property) into the adopted 2003 Land Use plan, an element of the City's Master Plan. The Special Study Area (SSA) is the sixth Special Study Area to be under review during the Master Plan update process. Staff held a stakeholders meeting on April 29, 2004 for the GE Technology Park SSA. During the stakeholders meeting, staff received helpful public input that were used to create land use options. Several subsequent meetings were held with the Mayor and City Council and Planning Commission to generate three possible land use options, as follows:

*Land Use Option 1:* Research & Development and Office Park (status quo option); *Land Use Option 2:* Office Park and Low-Medium Density Residential (follows Option 1 with the addition of single-family detached and attached residential units along east side of Study Area); and *Land Use Option 3:* Mixed Use Development (primarily office use with mixed use residential allowed, preferred residential housing types are single-family detached and attached and 2-over-2 condominium housing units rather than multi-family units). All or any combination of these three options may be incorporated into the Land Use Element of the Master Plan.

Based on concerns expressed by the City Council and Planning Commission regarding the prohibition of multi-family residential in the mixed-use option, staff has developed a fourth option that permits a mix of residential uses including multi-family. *Land Use Option 4:* Office/Commercial and Mixed Use Residential. East and west portions of the study area (map designations 1 and 3) allow for mixed-use residential, including multi-family, while the core of the study area (map designation 2) allows for office/commercial development. If this option is adopted, staff recommends that the Mayor and City Council and Planning Commission consider adopting a special condition that would require concurrent development of map designations 1 and 3, while allowing development of the core map designation 2 at any time.

On December 6, 2004, the Mayor and City Council and Planning Commission held a joint public hearing on the three proposed land use options for the GE Technology Park SSA Master Plan Amendment MP-2-04. Topics discussed were the existing warehouse structure, multi-family residential development, aquatic center site, preference of mixed-use option. Both the Mayor and City Council and Planning Commission held their records open indefinitely.

Attached:  
See Index of Memoranda (Provided Exhibits are Highlighted)  
Land Use Option 4

**DESIRED OUTCOME:**

**Conduct Work Session and provide staff guidance.**

**INDEX OF MEMORANDA**  
**MP-2-04**  
**GE TECHNOLOGY PARK**  
**MASTER PLAN SPECIAL STUDY AREA**

<b><u>No.</u></b>	<b><u>Exhibit</u></b>
1)	GE Technology Park Special Study Area 10 Aerial Photo: Property Owners dated 3/23/2004
2)	Addendum No. 1 to Annexation Agreement X-146 GE Technology Park dated 9/15/2000
3)	GE Technology Park Special Study Area April 29, 2004 Stakeholders Meeting Flyer
4)	April 2004 Issue of the Town Courier Article, "Geographically Desirable, City Focuses on Future of former National Geographic Site"
5)	List of Adjacent Property Owners to be Notified
6)	April 29, 2004 GE Technology Park Stakeholders Meeting Powerpoint Presentation with Background Information
7)	April 29, 2004 GE Technology Park Stakeholders Meeting: Public Comments
8)	May 2004 Issue of the Town Courier Article, "Development Plans for GE Parcel Discussed at Stakeholders Meeting"
9)	Memorandum to Cathy Borten, City Attorney from Stanley Abrams, Special Counsel, dated May 10, 2004
10)	GE Technology Park Special Study Area June 14, 2004 Mayor and City Council and Planning Commission Joint Public Hearing Flyer
11)	June 14, 2004 Joint Work Session Cover
12)	June 14, 2004 Joint Work Session Powerpoint Presentation of the GE Technology Park Land Use Options
13)	GE Technology Park Background Information
14)	Outside Correspondence: April 23, 2004 to June 14, 2004
15)	June 16, 2004 Issue of the Gazette Article, "Mixed use of site is encouraged"

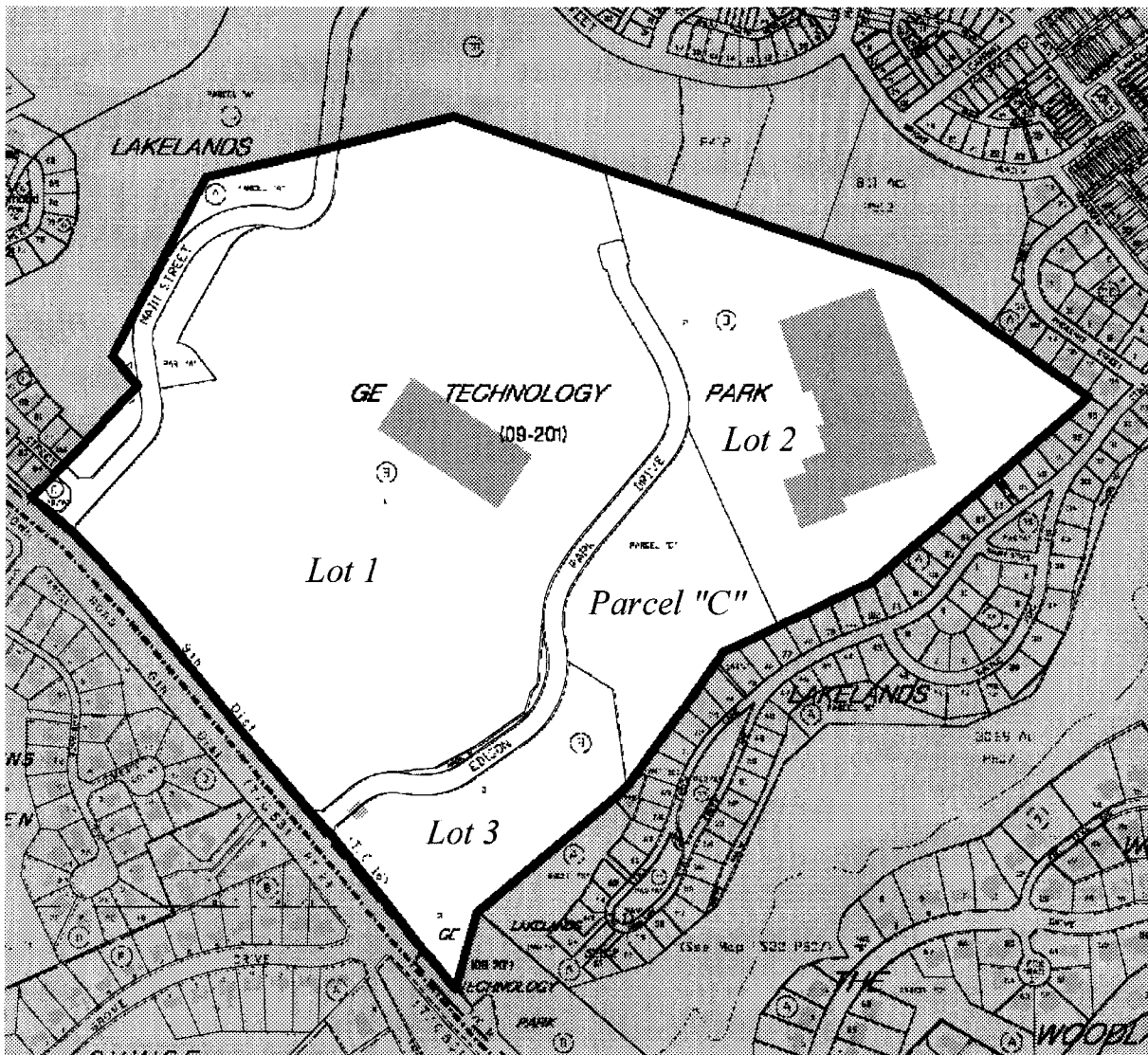
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**Index of Memoranda**  
**MP-2-04**

<b><u>No.</u></b>	<b><u>Exhibit</u></b>
16)	September 1, 2004 Planning Commission cover
17)	Staff Comments: September 1, 2004 Planning Commission Meeting
18)	Draft GE Tech Special Study Area
19)	Theme Based Analysis Memo, dated August 27, 2004
20)	Communication: Planning Commission, dated September 2, 2004
21)	Minutes: September 1, 2004 Planning Commission Meeting
22)	September 7, 2004 Mayor and City Council Cover
23)	Memorandum: GE Tech Land Use Options, dated September 2, 2004
24)	December 6, 2004 Mayor and City Council and Planning Commission Joint Public Hearing (1-page document), as prepared by Mark DePoe, Long Range Planning Director, including current Index of Memoranda with provided exhibits highlighted list (2-page document)
25)	Notice of Joint Public Hearing Gazette Advertisement, dated September 24, 2004, to be Advertised on September 29, 2004 and October 6, 2004
26)	Notice of Joint Public Hearing, sent October 12, 2004
27)	Certification of Publication, received October 12, 2004
28)	September 21, 2004 email from Richard Koch
29)	<b>Draft GE Technology Park Special Study Area</b>
30)	Memorandum from Stephen Peterson, Street Traffic Studies, Ltd., to Richard Koch, dated December 6, 2004 (1-page document) submitted to M&CC and PC during December 6, 2004 Joint Public Hearing by Richard Koch

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**MP-2-04**

- 31) Preliminary Analysis of Students Generated by TND Residential Development in Gaithersburg (2-page document) submitted to M&CC and PC during December 6, 2004 Joint Public Hearing by Richard Koch
- 32) **Transcript of December 6, 2004 Joint Public Hearing on MP-2-04 GE Tech Special Study Area, Master Plan Amendment**
- 33) **Email from Mike Janus to the Mayor and City Council, dated February 9, 2005**
- 34) **February 15, 2005 Mayor and City Council and Planning Commission Joint Work Session (1-page document), as prepared by Mark DePoe, Long Range Planning Director, including current Index of Memoranda with provided exhibits highlighted list (3-page document)**
- 35) Save Space
- 36) Save Space

## SPECIAL STUDY AREA 10: G.E. TECHNOLOGY PARK



**Approximate Total Area:**

**97 Acres**

**Existing Land Use:**

**Office-Warehouse**

**Current Land Use Designation:**

**Commercial/Industrial-Research-Office**

**Current Zoning:**

**I-3 (Light Industrial)**

### TAX MAP REFERENCE:

Parcel A Block A, Lots 1, 2, 3 and Parcels A, B, C, E Block B and Parcel A Block C G.  
E. Technology Park



## **LOCATION:**

The G.E. Technology Park Study Area is bounded on the north by Lakelands Park and the Quince Orchard Cluster Middle School #2 Site, on the east by the Lakelands Community, on the south by MD Route 28, and on the west by Lake Nirvana and the Kentlands community.

## **BACKGROUND:**

The G.E. Technology Park Study Area includes property that was originally owned by the National Geographic Society. In September 1966, Otis B. Kent filed annexation petition X-088 with the City of Gaithersburg for 1030.69 acres, including the National Geographic Society property. Mr. Kent, however, had sold 100.036 acres to National Geographic Society. The National Geographic Society then requested that their property be excluded from the Kent annexation. The Mayor and City Council allowed the Society's property to remain in Montgomery County, reducing the Kent annexation to 928.38 acres.

In 1989, the National Geographic Society filed annexation petition X-146 with the City for 98.7962 acres of land, the remainder of the land purchased from Mr. Kent after dedicating right-of-way for MD Route 28. The City zoned the property I-3 (Industrial Office Park), which is comparable to the former Montgomery County zoning of C-P (Commercial Office Park).

The property was later purchased by Gaithersburg Realty Trust (GRT), who subdivided the land as G.E. Technology Park. In 2000, the original annexation agreement was amended by Gaithersburg Realty Trust. This amendment, subject to several conditions, provided for street dedication and other land conveyances to the City; stormwater management improvements and easements; and a development cap for new development of seven hundred thousand (700,000) square feet.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-146	06/15/1989	05/01/1989	R-33-89	98.7962
X-146 Addendum 1	09/15/2000	09/15/2000	R-75-00	98.7962

## **ANNEXATION AGREEMENT:**

The 1989 Annexation Agreement has only one requirement that is not specifically restated or addressed in the 2000 Addendum. Paragraph I(3)(a) requires "a tree, vegetation and nature feature inventory and retention plan be submitted to Gaithersburg prior to any development review approvals on the site by the City of Gaithersburg Planning Commission." This requirement is technically included in Paragraph 2 of Addendum 1 ("Gaithersburg confirms that development of the GRT

Property is permitted in accordance with I-3 Zone standards), since Regulation 01-01 (Environmental Standards for Development Regulation) Article I §4 requires all new development to prepare a Natural Resource Inventory (NRI) and Forest Conservation Plan (FCP), in compliance with said regulation.

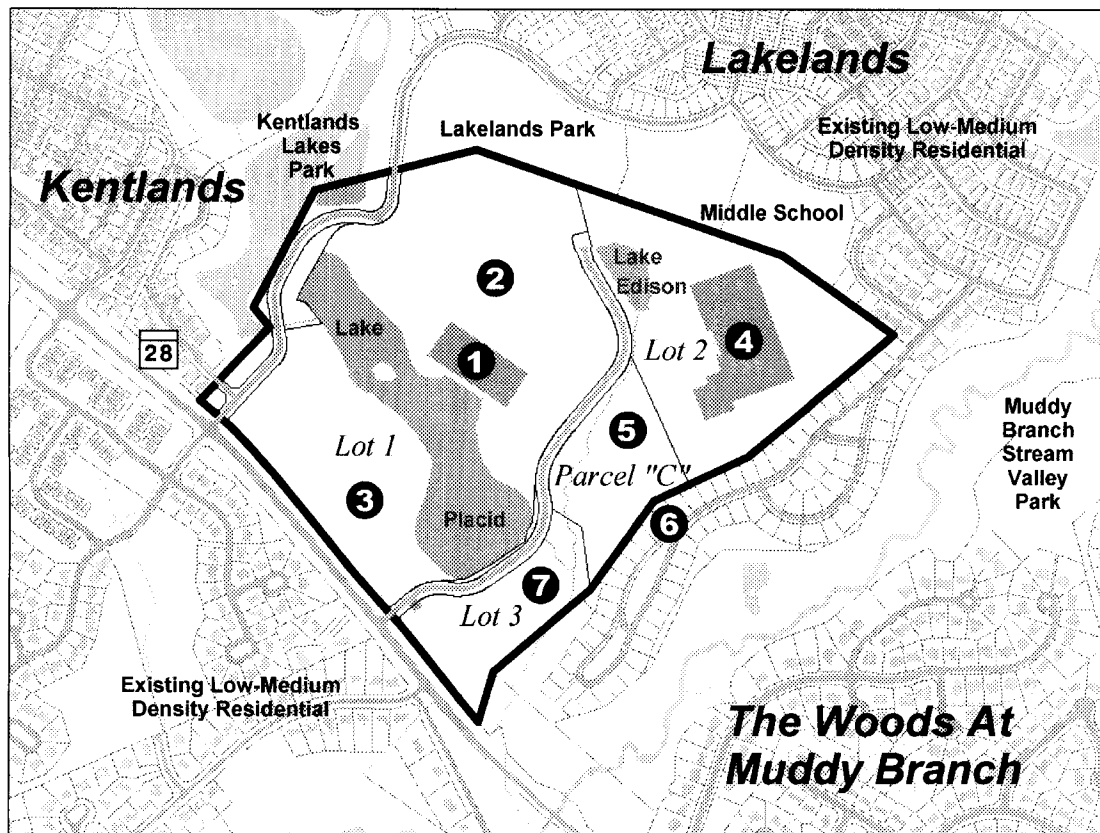
The 2000 Addendum 1 has the following requirements for additional development of the GE Technology Park:

- The amount of new development is limited to seven hundred thousand (700,000) additional square feet
- Gaithersburg and the property owner will continue to encourage the State Highway Administration to have signalization installed at the intersection of MD Route 28 and Edison Park Drive
- A minimum twenty-five (25) foot greenspace buffer shall be maintained adjacent to the MD Route 28 right-of-way
- A forty percent (40%) greenspace requirement, mandated by the original Montgomery County C-P zoning, shall be imposed on any future development, regardless of the City zoning assigned to the property
- All regulatory calculations shall be made based on the original annexation area of 98.7962 acres, including density, greenspace, open space, forest conservation, and wetlands
- Lot 3 and Parcel C, Block B will each be allowed vehicular ingress and egress from Edison Park Drive, with the new intersection locations subject to review and approval by the City Planning Commission
- A traffic study or studies is required to demonstrate the impact of new development on the surrounding road network
- Road improvements, mitigation measures, and street dedication may be required by the City, based on the traffic study or studies
- Development remains subject to the requirements of the Gaithersburg Zoning Ordinance

## **EXISTING DEVELOPMENT AND LAND USE**

The G. E. Technology Park Study Area includes Lake Placid, Lake Edison, a tributary of the Muddy Branch Creek, a large open lawn between MD Route 28 and Lake Placid, a 5-story office building and a 1-story warehouse. There are currently two parcels of land that are undeveloped, Lot 3 and Parcel C.

The large office building, formerly used for membership processing by the National Geographic Society (NGS), was built in 1968 and was designed in the "international" style by Mills, Petticord, & Mills. The office building overlooks Lake Placid and includes a courtyard garden facing the parking lot. The warehouse was used by NGS and was constructed during the 1970's, with an 84,000 square foot addition in 1989. Edison Park Drive is partly located within the stream valley buffer for the stream that flows from Lake Edison to Muddy Branch. All existing development occurred or began while the property was located in Montgomery County.



The current and approved land use and build-out of the GE Technology Park is as follows:

Map Area	Legal Description	Land Use	Status	Development Size (sq ft)
1	Part of Lot 1	Office	Developed	373,116
2	Part of Lot 1	Vacant	Undeveloped	*
3	Part of Lot 1	Lake / Open Space	Undeveloped	N/A
4	Lot 2	Warehouse	Developed	261,316
5	Parcel C	Vacant	Undeveloped	*
6	Parcel E	Single-family detached houses	Developed	N/A
7	Lot 3	Recreation**	Proposed	*
<b>Total</b>				<b>1,334,432</b>

\*Addendum 1 to the Annexation Agreement specifies a total of 700,000 additional square feet of development in GE Technology Park, but does not specifically allocate it to any of the lots or parcels. These map areas are the designated areas for the additional 700,000 square feet of new development.

\*\*Currently, the proposed aquatic center is in the early stages of development. While the aquatic center has been proposed for this specific site, it is possible that a comprehensive development plan could include a land exchange and conceivably relocate the proposed recreational facility to another location within the special study area.



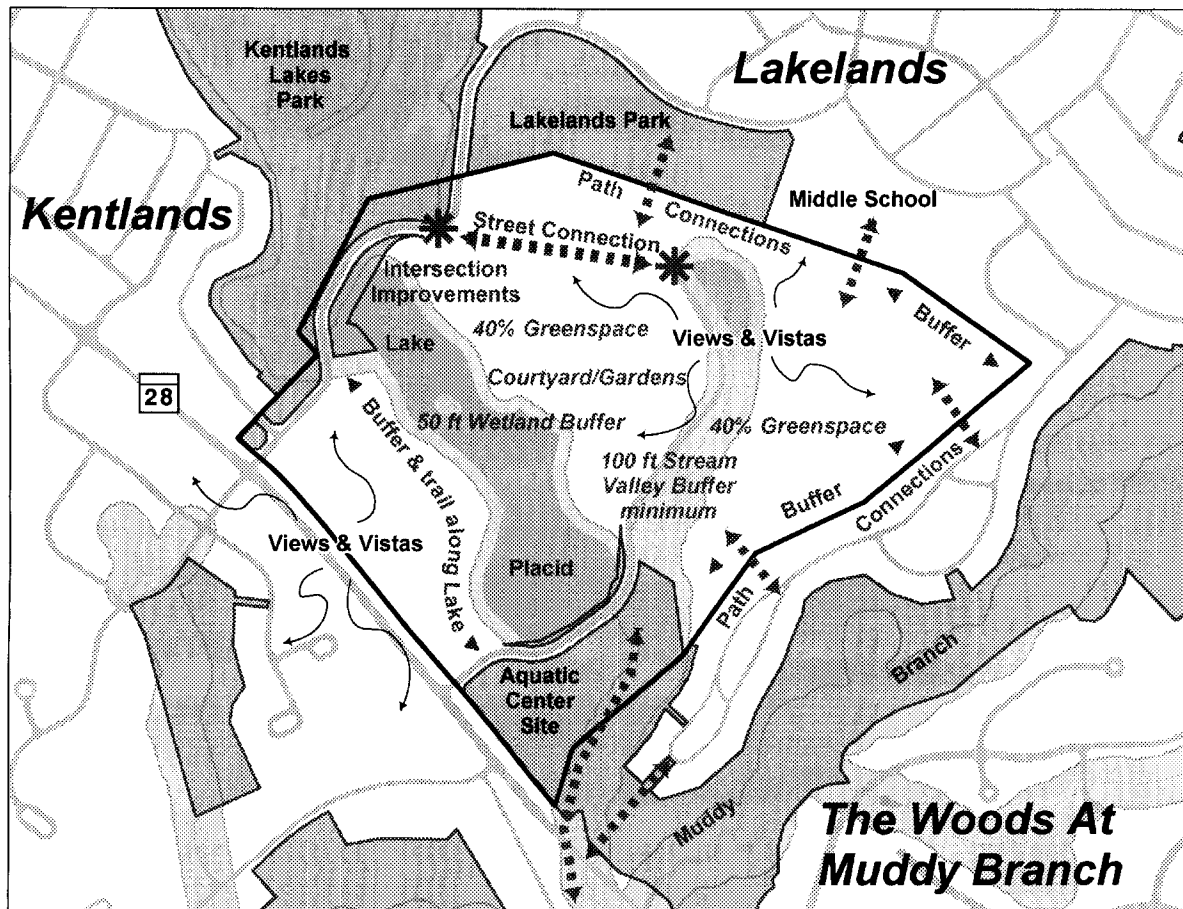
The current build-out density for the GE Technology Park of 1,334,432 square feet results in an overall floor-to-area ratio (FAR) of approximately 0.316. Other developments in the City, including Washingtonian Center, Quince Orchard Park, and Kentlands have a higher overall FAR. The MXD zone provides a maximum FAR of 0.75 and the C-2 zone provides a maximum FAR of 1.5. The current I-3 zoning does not have an FAR limit, but does have a height limit of 110 feet.

## **SPECIAL STUDY AREA REVIEW**

The City of Gaithersburg held a Stakeholders Meeting on April 29, 2004 for the G.E. Technology Park Study Area (formerly known as the National Geographic Property). City staff presented a general overview of the Master Planning process and gave general background information about the study area, including current uses and annexation information. Following the staff presentation, the community spent the remaining time brainstorming possible land use options and asking general questions. The Stakeholders Meeting raised several concerns about development on the property. This included traffic impacts, school impacts, preservation of the lawn and tree area adjacent to Darnestown Road, preservation of Lake Placid, inappropriateness of apartments as a residential use for the property, necessity of high architectural and design standards for any new development, and the size and location of the proposed Gaithersburg Aquatic/Recreation Center.

The Mayor and City Council and City Planning Commission held a joint public work session on June 14, 2004 for the G.E. Technology Park Study Area. City Staff presented baseline development requirements and three land use options for the Study Area, based upon the Stakeholder Meeting discussion. During the June 14, 2004 joint work session review and discussion of the three options, the Planning Commission and Mayor and Council requested that Option 1 be altered to allow for a residential component. This new option (Option 2) was incorporated into the study area as well as the three original options (Option 1, Option 3, and Option 4) discussed during the joint work session. On September 1, 2004, The Planning Commission reviewed the special study area report and four land use options and made a recommendation to the Mayor and City Council to endorse Options 1, 2, and 3 and to eliminate Option 4. On September 7, 2004, the Mayor and City Council reviewed the Planning Commission recommendation and the four land use options and selected Options 1, 2, and 3 to proceed forward through the Master Plan Amendment process to incorporate the GE Tech Park Special Study Area into the Land Use Element.

## BASELINE DEVELOPMENT REQUIREMENTS



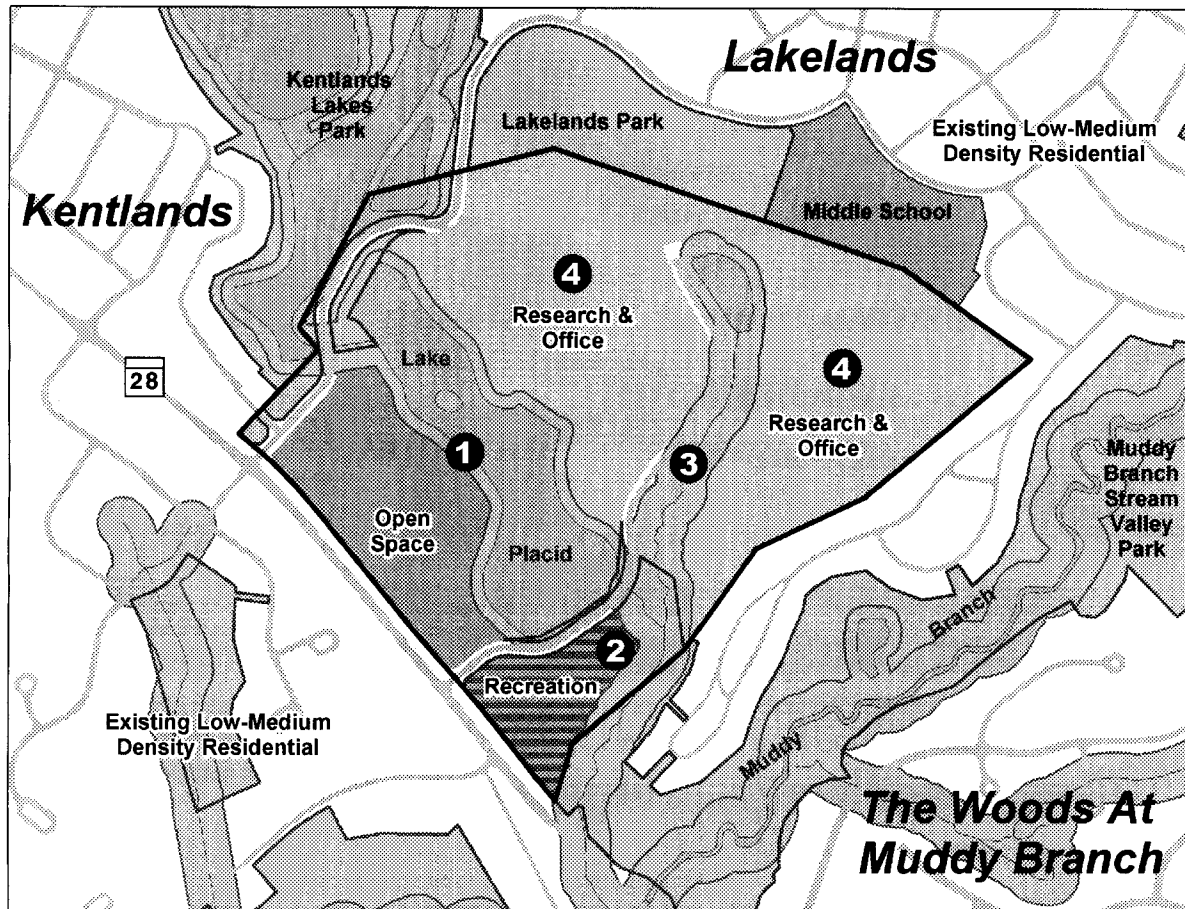
The following baseline requirements must be satisfied, in addition to any land-use option requirements.

- A community-based workshop shall be held prior to any Sketch or Concept Plan submission. The workshop agenda shall be approved by the City of Gaithersburg and the City must take part in the workshop.
- A minimum of 40% (39.5185 Acres) of the study area is required to be greenspace, with a minimum of 15% (14.8194 Acres) of the total greenspace requirement located within the developable areas.
- All tree areas outside of the stream valley buffer and/or floodplain buffer should be retained as "priority" greenspace.
- The existing tree buffer around Lake Placid shall be preserved.
- A buffer shall be provided adjacent to the residences along Still Creek Lane. The size of the buffer will depend on the type of development proposed and be determined during the development process.
- All required environmental buffers shall be provided.
- A street connection shall be provided between Main Street and Edison Park Drive

- The views and vistas to the existing office building and natural landmarks shall be preserved.
- A pathway around Lake Placid and pathway connections to adjacent neighborhoods, the proposed Gaithersburg Aquatic/Recreation Center, Lakelands Park, the proposed middle school, proposed Muddy Branch trail, and adjacent development uses shall be provided.
- Future development design should reduce the reliance on and the use of automobiles.
- Future development shall be compatible with the existing surrounding uses and natural environment.
- An additional road connection to the Lakelands community from Edison Park Drive should be further reviewed and provided, if possible.
- All annexation requirements shall be satisfied.

## PROPOSED LAND USE OPTIONS

### Land Use Option 1: Research & Development and Office Park



#### **Map Designation 1:**

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

#### **Land Use and Zoning Action**

Designate land use as **recreation/open space**

Zoning remains I-3 (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

***Map Designation 2:***

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

**Land Use and Zoning Action**

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

***Map Designation 3:***

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

**Land Use and Zoning Action**

Designate land use as **open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) at such time subdivision occurs.

***Map Designation 4:***

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location of development and redevelopment in the study area. Located within this map designation are the former National Geographic office building, an existing warehouse, and a vacant parcel. Any future development and uses should focus on office and research & development activities rather than warehouse and industrial uses.

Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area. Any future development adjacent to the residential dwelling units of the Lakelands must provide sufficient setbacks to buffer the differing uses and utilize lower building heights that are more compatible with the existing residential development.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding

community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

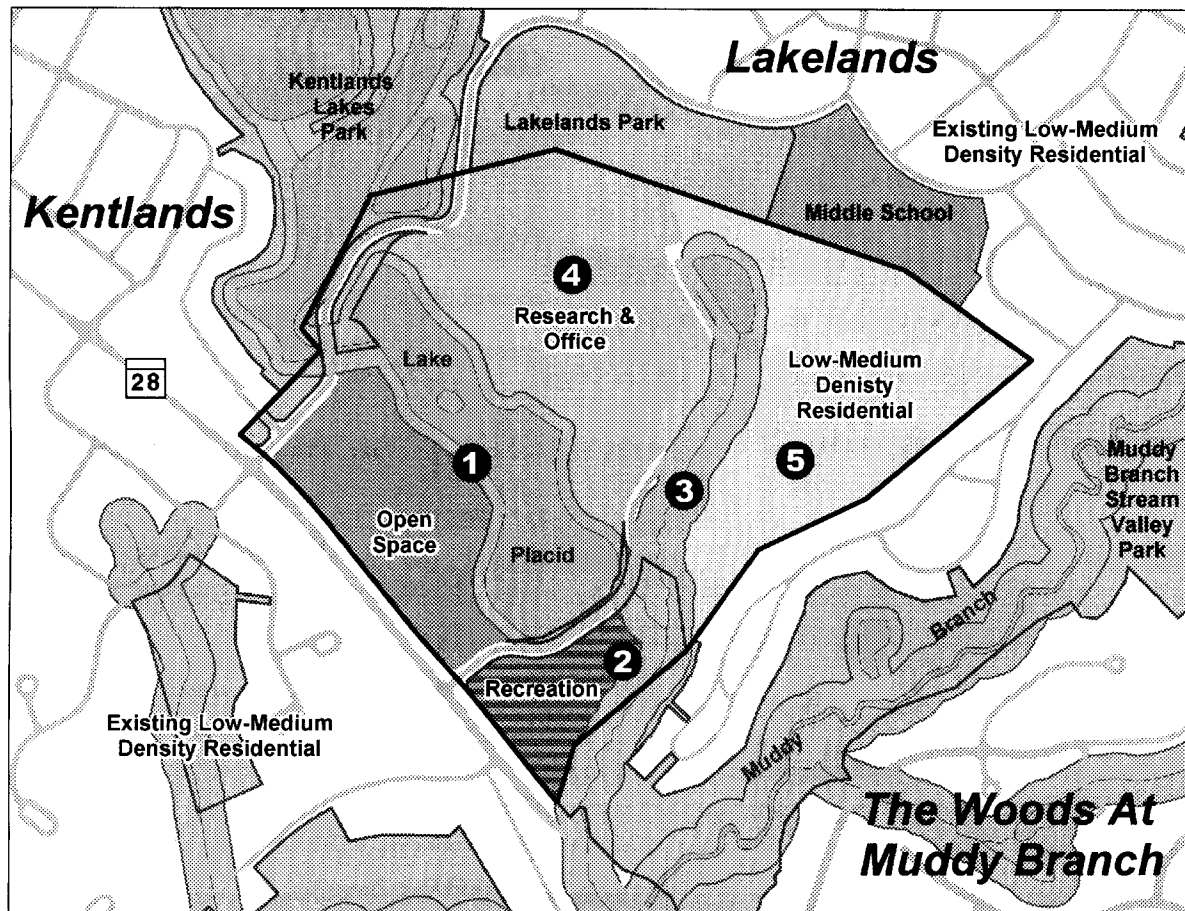
Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed office and/or R&D development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

**Land Use and Zoning Action**

Designate land use as **office and research & development**

Zoning remains **I-3** (Industrial Office Park)

## Land Use Option 2: Office Park and Low-Medium Density Residential



### **Map Designation 1:**

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

### **Land Use and Zoning Action**

Designate land use as **recreation/open space**

Zoning remains **I-3 (Industrial Office Park)**

Recommend zoning change to **R-A (Low Density Residential)** and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

**Map Designation 2:**

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

**Land Use and Zoning Action**

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

**Map Designation 3:**

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

**Land Use and Zoning Action**

Designate land use as **open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs

**Map Designation 4:**

This map designation includes the existing former National Geographic office building and parking lot. Any future development should focus on office and research & development activities rather than warehouse and industrial uses. Developing additional office use similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area.

Planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be



conducted to review the appropriateness of the current development square footage cap.

**Land Use and Zoning Action**

Designate land use as **office and research & development**

Zoning remains I-3 (Industrial Office Park)

**Map Designation 5:**

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and contains the existing warehouse building and a vacant parcel, respectively. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation would be compatible with the single-family detached development of the Lakelands that borders both properties.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

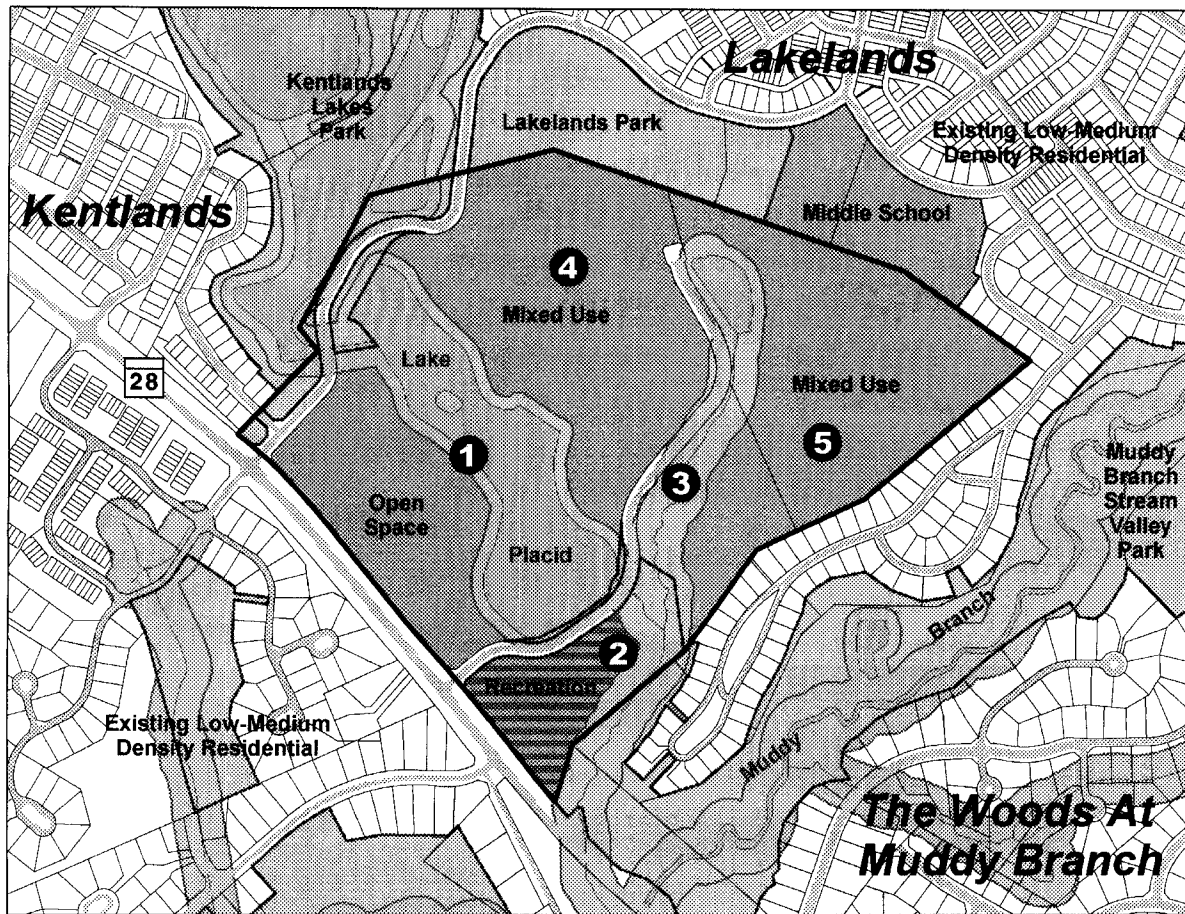
Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

**Land Use and Zoning Action**

Designate land use as **low-medium density residential**

Recommend zoning change to **MXD** (Mixed Use Development)

### Land Use Option 3: Mixed-Use Development



#### **Map Designation 1:**

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement.

#### **Land Use and Zoning Action**

Designate land use as **recreation/open space**

Recommend zoning change to **MXD** (Mixed Use Development).

Preserve area as an open space easement at such time development of *Map Designation 4* is proposed.

**Map Designation 2:**

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

This map designation should be the primary location of the Gaithersburg Aquatic/Recreation Center. However, if the aquatic/recreation center can be relocated within *Map Designation 4* as part of a comprehensive mixed-use development proposal involving both *Map Designations 4* and *5*, a possible land swap option may be explored. This land swap option would involve the City-owned property (*Map Designation 2*) with an equal or larger sized property located in *Map Designation 4*. In addition, the land use of the property that makes up *Map Designation 2* should be designated as a mixed-use commercial-office with the primary use being office.

**Land Use and Zoning Action**

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

**Map Designation 3:**

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

**Land Use and Zoning Action**

Designate land use as **open space**

Recommend zoning change to **MXD** (Mixed Use Development)

Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs.

**Map Designation 4:**

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location for development in the study area. Located on this map designation is the former National Geographic office building. Any future development and uses should focus on a mix of office, residential and commercial/retail uses. Developing office use similar to the former National Geographic office building and the addition of a residential component would be compatible with the surrounding residential community and the current use on site.

Proper planning and architectural design should play an important role in any mixed-use development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should

incorporate smart growth initiatives, best-planning practices, green buildings, trails, enhanced architectural standards, pocket parks and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should be taller and provide additional architectural detail to allow for commercial/retail uses and provide a better pedestrian experience. At such time as a mixed-use development is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

It is recommended that these properties be designated as mixed office, residential and commercial/retail uses and rezoned from the I-3 zoning classification to the MXD zone. The primary land use for this map designation should be the expansion of the office use. Residential uses may be permitted, but should clearly be smaller in both size and density. The preferred residential housing types are single-family attached and detached houses and 2-over-2 condominiums rather than multi-family housing. The commercial/retail uses are intended to be incidental to the primary office and residential uses and will be limited to the first floor of any multi-level office structure and the first two floors of 2-over-2 condominium units. Uses other than the office, residential and the incidental commercial/retail uses, such as warehouse and industrial uses, are not recommended and would not be considered compatible or the best/highest use of the property.

The MXD zone provides the flexibility of staging development; therefore any development with particular attention to residential uses should provide a detailed staging plan that addressed both transportation and school capacity issues. At such time a development proposal is submitted the City will work with the developer to define an appropriate approach for staging residential development.

#### **Land Use and Zoning Action**

Designate land use as **mixed office, residential, commercial/retail use**

Recommend zoning change to **MXD** (Mixed Use Development)

#### ***Map Designation 5:***

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and includes the existing warehouse and a vacant parcel. It is recommended that these properties be designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation is compatible with the single-family detached development of the Lakelands that borders both lots.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

**Land Use and Zoning Action**

Designate land use as **low-medium density residential**

Recommend zoning change to **MXD** (Mixed Use Development)

TRANSCRIPT OF  
JOINT PUBLIC HEARING  
ON

**MP-2-04**

GE Technology Park Special Study Area, Master Plan  
Amendment to Adopt MP-1-03: 2003 Land Use Plan,  
an Element of the City's Master Plan

BEFORE THE  
CITY OF GAITHERSBURG  
MAYOR AND CITY COUNCIL  
AND  
PLANNING COMMISSION  
ON

December 6, 2004

Transcribed by  
Doris R. Stokes  
December 2004



PARTICIPANTS

CITY COUNCIL

Mayor Katz  
Council Vice President Marraffa  
Council Member Alster  
Council Member Edens  
Council Member Keller  
Council Member Schlichting

PLANNING COMMISSION

Commissioner Hicks  
Commissioner Levy  
Commissioner Winborne

CITY ATTORNEY

Cathy G. Borten

STAFF

Long Range Planning Director DePoe

SPEAKERS FROM THE PUBLIC

Richard Koch, 103 Leekes Lot Way  
Shane Albeer, Global Shane Services  
Richard Arkin, 121 Selby Street  
Demos Chrissos, 343 Tschiffely Square Road  
Michael Janus, 211 Chestertown Street  
Brian O'Looney, 102 Kent Square Road  
Clark Wagner, 314 Inspiration Lane

Katz           Next is MP-02-04 and I believe Mr. Mark DePoe will be explaining that to us.

DePoe          This is a joint public hearing for Master Plan Amendment MP-2-04. This hearing has been duly advertised in the *Gaithersburg Gazette* on September 29 and October 6, 2004. At the present time there are twenty-nine exhibits in the record file. These exhibits are referenced in an exhibit list in the file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise they will be deemed received into evidence. With that, I would like to go over the background of the GE Technology Park. Now the purpose of this amendment is to incorporate the special study area known as GE Technology Park (formally known as the National Geographic Property) into the adopted 2003 Land Use Plan, an Element of the City's Master Plan. The GE Technology Park Special Study Area is the sixth of ten Special Study Areas that are to be under review during the Master Plan update process. Five previous Special Study Areas were adopted by the Mayor and City Council on December 15, 2003 as part of the Land Use Element. Staff held a stakeholders meeting on April 29, 2004 for the GE Technology Park. During the stakeholders meeting, staff received helpful input that has been used to create the following three land use options. And briefly, Land Use Option 1, Research & Development and Office Park, status quo option; Land Use Option 2 is an Office Park, Low-Medium Residential Density to be located to the (inaudible) study area and then finally; Land Use Option 3, which is the Mixed Use Development Option. That option does recommend primarily office use with residential permitted, preferred residential housing types of single-family detached and attached and 2-over-2 condominium housings rather than multi-family units. On September 1, 2004, the Planning Commission reviewed the Special Study Area options and made recommendations to the Mayor and City Council to endorse three Land



Use Options of the MP-2-04 application. On September 7, 2004, the Mayor and City Council endorsed these three Land Use Options for the GE Technology Park Special Study Area. All or any combination of these options may be incorporated into the Land Use Element of the Master Plan. And with that, I'm available for any questions.

Katz Any questions for Mark?

Schlichting I do have a question for Mark. When you say that we endorse three land use options, it is my understanding that we endorse these land use options for public hearing and not.....

DePoe That is correct. You endorse these three land use options for public hearing, not recommending approval or stating approval. This is just to go forward to tonight's public hearing process toward adoption.

Katz Thank you very much. Any other questions? If we can begin the public hearing please. This is the same as the last. This is a time that the Mayor and Council and Planning Commission hear from anyone who would like to speak on this public hearing topic. We also ask that you please keep your remarks to no more than three minutes. I will advise you when you have thirty seconds left of your three minutes so that you can begin to finish your statement. Please note that any additional testimony that you might have can be submitted to the City in written form and will be a part of the record just as your oral testimony. Please state your name and address for the record. Do we have anyone who would like to speak on this topic?

Koch Hi, my name is Rich Koch. I'm a resident of Kentlands. I live at 103 Leekes Lot Way. I also am the Development Director for Avalon Bay Communities and I am here tonight speaking for myself personally as a resident of Kentlands and also as the Development Director for Avalon

Bay Communities. Most of what I want to do is update you on what we have done since the last public hearing. I think all of you know what my position is in terms of the options that are available to us. To restate that position, I'm supporting Option 3; however, I think that excluding all the family housing is inappropriate. I would like to see the opportunity to provide live-works, 2-over-2 townhouses, lofts, condos, and apartments on the site. Since the last hearing, we have been meeting with stakeholders, members of the Council, members of the Planning Staff. In November we asked the architectural firm of SKI to prepare a concept plan for the Option 3, MXD Development. And since we received that plan, about three weeks ago, we have been meeting with members of the community. Again, Council Members, Planning Staff, Members of your Planning Staff, Fred Felton, to show the plan and actually could be done if you add a vision to carry forth, so much of the vision we have been carrying forth with the Kentlands community. My opinion and I may find out differently tonight, but I believe that the overwhelming reaction to the plan has been very positive. Additional support to the MXD and the Option 3, I reached out to three traffic studies, Steve Peterson to prepare a traffic analysis of the impact on traffic from Option 1, which is 700,000 square feet of additional office compared to the concept plan that was prepared by SKI. I have a letter from Steve Peterson to submit into the record tonight. And it essentially says that Option 3 generates less than half the trips that are generated by Option 1. And to use the actual numbers, Option 1, generates 875 to 11,000 trips during the average peak hours. Option 3 generates 465 to 585 trips in the average peak hour. Steve also goes on to say that, and I should have said this earlier, the concept plan that we have had SKI prepare includes the elimination for the warehouse and it be per the reduction in trips by the elimination of the warehouse. In addition, I talked with the Public Schools, Bruce Crispell has provided the student generation rates for housing and proposed development and I will submit this into the record that we are proposing generates 93 students for 650 units that we are proposing. In addition, the final thing that I would like to

make a comment on.....

Katz If you can submit it into the record, please. Anyone else please?

Albeer My name is Shane Albeer. One of the facilities managers for Global Shane Services, tenant in the building over there. And our initial position to urge the Option 1 proposal at this point. As a former resident of the Lakelands, kind of switching hats here, I also support the Option 1 alternative. It offers some working (inaudible) for folks who live over in the Lakelands/Kentlands community which I think fantastic to be able to walk to work and alleviating traffic congestion. Thank you.

Katz Thank you very much. Anyone else in the audience please? Mr. Arkin.

Arkin Dick Arkin, 121 Selby Street. I'm actually a closer neighbor to this property. I can see this from my computer room window. And primarily what I see right now is the former National Geographic Building which is a pretty interesting and distinctive piece of architecture. I would disagree with the prior speaker. While I could understand why GE might like Option 1 in terms of maintaining the status quo, I don't think that the status quo is clearly an option. What you are going to have with an office and residential option is essentially more towers, similar to, but probably not as well designed as what is now the GE tower. A hope for a residential component probably won't be built because of the warehouse which is there is simply too profitable. Similarly, the land use option and keeping everything in I-3 is totally a non-option. Warehouses are permitted by right in the I-3 zone, as well are a number of undesirable uses such as production assembly manufacturing and processing, specialized retailing and heavy services like auto repair and upholstery shops, printing publishing, transportation utilizes, storage distribution and a variety of other uses by special exception. I think really the only viable option is MXD. And it is because MXD gives you the greatest flexibility and the

most opportunity for a youthful variety of uses and building types, a good streetscape that will integrate well with the Kentlands and Lakelands and a better quality of urban design and a more compatible community. The control you have with MXD as the sketch plan, the sketch plan can really be as detailed as the Mayor and Council and Planning Commission wish to make it. And the proposal that Mr. Koch has been showing around, it's a nice proposal, I told him when he showed it to a bunch of us that it was a good start. And I would suggest that would be a good start for a planning exercise for a charrette type exercise. Similar to the one that the City has just gone through as a process building for Olde Towne. I would also suggest to that it just doesn't make sense to take multi-family housing off the table this early in the stage, at this early in the game. I would suggest that you leave everything open so that some innovative housing types, innovative building types like lofts or like some kinds of multi-family or like different kinds of live-work units can be developed. So I would vote, I would suggest that the Mayor and Council and Planning Commission vote for the MXD Zone. Thank you.

Katz            Thank you very much. Anyone else please? Demos.

Chrissos        Demos Chrissos, 343 Tschiffely Square Road. I'm in the rare position of finding myself in agreement with Mr. Arkin. I think that one of the things that I look at when I look at some of these options, Option 1 in particular, I look at these beautiful homes in Lakelands that would be abutting this research area where we can have warehouses and whatever there. I don't think that that is appropriate. I was, unfortunately not here when we discussed the aquatic center so I am going to throw my two cents in on that. I would hope that the City perhaps is flexible about locating that. I'm not sure that is the best location. Having a couple of swimmers in the family and seeing what happens at a very large meet, I worry about people trying to make that entrance into an aquatic center and then having to immediately find parking which could jam on that revamped highway

there. People are flying down the highway at a pretty good clip. So would hope that the language leave some flexibility if that is perhaps is moved within the site. But I saw Rich's plan the other night and I thought it was a very good start and I think he has some really good ideas on productive types that would be helpful and a good addition to the community. I don't think we need anymore warehouse space. I don't want to see it. I don't really think that this space necessarily is going to draw people to work there. I just don't think that is an appropriate use when we have the beautiful communities that are surrounding it. It just seems that building more of that around that is a much better use (inaudible), so I would hope that you would go with Option 3. Thank you.

Katz            Thank you. Mr. Janus, please.

Janus            Thank you Mayor and Council, Mike Janus, 211 Chestertown Street. Even more distressing than agreeing with Mr. Arkin is agreeing with both Mr. Arkin and Mr. Chrissos. I fundamentally agreed with the statements of the two preceding speakers and speaking as a citizen and not as a chair of the Kentlands Citizens Assembly, I support those positions. And speaking as chair of the Citizens Assembly, I would urge the Council to keep the record open. I think in general, the citizens haven't heard a whole lot about this and particularly with the latest development in Mr. Koch's plan. I would like to use the communication vehicle of the Citizens Assembly to broadcast those things and get the community more involved and let them know what is going on out there and what the options might be. I would encourage a continuation of Option 3. Thank you.

Katz            Thank you very much. Anyone else please?

O'Looney        Brian O'Looney, 102 Kent Square Road. I'm a resident of Kentlands and an architect and planner of Torti Gallas and Partners. We are here to consider three options for the zoning of the former National Geographic

Printing headquarters. One is a single-use research office over the entire site. The second scheme proposes two (inaudible) zone areas. The third is a mixed use option which I also support. Use based zoning is most typically bad zoning. Particularly for areas that envision uses which are more intensive than single-family. Single use zoning is the most taxing on the City's resources. Single use research office zoning (inaudible) this portion of Gaithersburg's economic vitality on the office market. Over time, mixed use zoning allows for greater flexibility and much greater adaptability. If there is a low in the office market, the residential market picks up the slack and vice-a-versa. Scheme two effectively proposes double use zoning for the eastern portion of this site. In double use zoning, the highest of the best uses always wins. Here more value is currently derived from the land as a (inaudible) warehouse space that would ever be seen from the alternate proposed use as single-family lots. There is not enough for financial critical mass in the single-family homes alone to overcome the economic benefit of the existing refrigerated warehouse. The pre-existing warehouse use will exist in (inaudible). The great hope in the research office portion of schemes one and two is to garner another MedImmune or large corporate resident that fills the City's bank account with tax dollars. Our municipal help is an important issue. Our Council deserves great credit for providing its citizens with the balance municipal ledger, but it is a great risk to put all your eggs in one basket. Today's MedImmune is tomorrow's National Geographic. For the most part, large office parks attract corporation who are looking for the best tax deals for their shareholders and play one jurisdiction off another. If you are lucky, your competition will be between Lexington, Kentucky and Scottsdale, Arizona. More than likely, this land will compete with Germantown and Rockville for less worldly tenants. For every one municipal winner that lands a MedImmune, there are four municipal losers. Each with an empty single-use office park. Gaithersburg cannot always be the winner. As many of you know, I've worked on a lot of commercial pedestrian oriented projects in the Dallas, Texas Metroplex.

And interesting trend has developed there. In the last five years, the largest multi-national corporate citizens have all minutes to pedestrian oriented projects over conventional park planning. (inaudible) moved their America operations to a large urban master plan (inaudible) the Texas Ranger Ballpark. Jurisdictions (inaudible) with old style office parks are finding (inaudible) offering greater incentives and tax breaks. Even creating tax-free zones just to land jobs for their citizens. The single use zoning envisioned in Options 1 and 2 will place Gaithersburg at a competitive disadvantage in the municipal corporate game. Germantown and Rockville have both planned pedestrian oriented commercial environments. I suggest you do the same.

Katz Thank you very much. Anyone else would like to speak?

Wagner Clark Wagner, 314 Inspiration Lane, resident of Lakelands. I actually agree with what Demos and Dick said about the inappropriateness of 1 and 3 for this property. I think that is an obvious thing to point out. The theme section of the Master Plan is actually something I looked out in the housing portion and found they are amazingly a number of comments that address what types of housing should be permitted. And I wanted to mention a few of them. The Master Plan says, permit additional multi-family dwellings only to support existing Towne Center, encourage redevelopment, or comply with pre-existing annexation agreements. I was amazed to see that all three of those points actually fit quite well for this property. It's close to the Kentlands Town Center. Condos obviously would help achieve the density that you are going to need to make this project work. And it is governed under an annexation agreement. Another part of the Master Plan says to ensure the current future housing stock allows residents to remain in the City as their financial employment and family situations change. This is interesting because I felt that all the different housing types that you could propose on this property, would allow for people to stay within the City and have different housing

opportunities. Certainly, multi-family would allow empty nesters to remain in Gaithersburg and live near their families and not move out of the City because they were provided the kind of housing that they are looking for. Look at market studies to determine general housing preferences by age, sex, occupational status, marital status, presence of children, household income, etc. Just like again, I think points to the fact that what we find that there are not enough empty nester housing in the City which is supported by many of the market studies that we have done in the area. The last one is, determine the impact of public schools on housing preferences and work with Montgomery County to address concerns of the current schools. Certainly, the mix of housing would allow for a lower impact, especially if do include multi-family in the mix. And I would suggest if you're concerned about how much multi-family, you could limit it to a percentage, you could limit it to a number of units, what have you. But I think it makes sense to keep it in consideration. Thank you.

Katz            Thank you very much. Any other speakers? It has been suggested by our staff that we hold our record open, that the Planning Commission hold their record until December 28, 2004 and January 7, 2005 for the Mayor and Council. I believe that we should probably because of the holidays and everything else associated with it, I don't know how many work sessions we are going to actually be able to accomplish. So I am going to suggest we also hold the record open indefinitely. That will give us the flexibility. And with that, what is the pleasure of the Planning Commission?

Hicks           It's been suggested that we keep our record open indefinitely. Do I have a motion?

Winborne       I move that the Planning Commission keep its record open on MP-2-04, indefinitely.



Levy            Second.

Hicks           I have a motion and a second. All in favor say aye?

Commission Ayes.

Hicks           Motion passes 3-0.

Katz            Thank you very much. Mr. Schlichting, would you like to make a motion for this?

Schlichting    Mr. Mayor, I move that we hold our record open on MP-2-04, indefinitely.

Alster           Second.

Katz            It's been moved and seconded. All those in favor please say aye?

Council        Ayes.

Katz            Opposed? Carries unanimously as well.

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End of Joint Public Hearing

MP-2-04

**From:** Greg Ossont  
**To:** Mark Depoe  
**Date:** 02/09/2005 11:07:15 AM  
**Subject:** Fwd: GE Property

>>> <mgjanus@starpower.net> 02/09/2005 10:25:35 AM >>>  
Mayor and Council,

I support the zoning of the GE property to mixed use (MXD). I believe that the presence of a third high quality mixed use community will benefit the existing neighborhoods, Midtown and the City of Gaithersburg. The approach to development described by Rich Koch in his presentations has much appeal and, I believe, a decided advantage over the alternative options.

I believe that a mixed use approach to that property is the most flexible and sustainable application. In particular, I think that mixed use will allow Midtown to attain the vision that many of us had hoped for when we moved into Kentlands or Lakelands. Further, this positive impact will extend to the existing neighborhoods and the City in many manifest and latent ways.

I would like to be clear that this is my personal statement and does not represent an official opinion of the Kentlands Citizens Assembly. It is fair to say, however, that in the presentations made by Rich to members of the community, there was general support for MXD and surprisingly little dissent.

Thank you for your consideration.

Mike Janus  
211 Chestertown St  
Gaithersburg



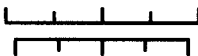
# G. E. Technology Park

## Additional Land Use Option 4

GE Tech Park Option 4.mxd • 10-Feb-2005 • jke

1 inch equals 440 feet

220 110 0 220 Feet



60 30 0 60 Meters



MD State Plane  
HPGN NAD 83/91

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